BILL GARRETT, Davidson County
Trans:T20140073968 DEEDWARR
Recvd: 10/01/14 15:25 2 pgs
Fees:13.00 Taxes:610.50
20141001-0090746

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Joshua F. Croft
2936 Chapelwood Drive
Hermitage, TN 37076

SEND TAX BILL TO:
U.S. Bank, N.A.
3180 Rider Trail South
Earth City, MO 63045

MAP/PARCEL 086-14-0B-036.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Melissa J. Gregory, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto **Joshua F. Croft, a single man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Revised Final Plat Fleetwood Subdivision, Phase One of record in Plat Book 6900, Page (s) 465 and 466, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melissa J. Gregory, an unmarried woman by deed from Eric D. Berglund and wife, Katie E. Mellus-Berglund of record in Instrument No. 20090702-0061917 Register's Office for Davidson County, Tennessee, dated June 30, 2009 and recorded on July 2, 2009.

This is improved property known as: **2936 Chapelwood Drive, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 6900, page 465, and restrictions in Book

7170, page 987; Book 7628, Page 6 and Instrument No. 20110526-0040493, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 30th day of September, 2014.

Melissa J. Gregory

Melissa J. Gregory

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Melissa J. Gregory,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of September, 2014.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $165,000.00.

AFFIANT

Subscribed and sworn to before me this the 30th day of September, 2014.

Carmen Coats

NOTARY PUBLIC

My Commission Expires: _____

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018

File No: 147459